

In re:  
Victor H. Maia  
Debtor

Case No. 18-16907-amc  
Chapter 11

## CERTIFICATE OF NOTICE

District/off: 0313-2

User: admin

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Date Rcvd: Sep 21, 2022

Form ID: pdf900

Total Noticed: 15

The following symbols are used throughout this certificate:

**Symbol**

**Definition**

+ Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

**Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Sep 23, 2022:**

<b>Recip ID</b>	<b>Recipient Name and Address</b>
db	+ Victor H. Maia, 79 Redwood Drive, Richboro, PA 18954-1646
aty	+ TYLER DISCHINGER, Buchanan Ingersoll & Rooney, PC, 50 S. 16th St, Ste 3200, Philadelphia, PA 19102-2555
cr	Anthony Patterson, 3228 Fontain St., Philadelphia, PA 19121-1727
acc	+ Bennett J. Sady & Company, P.C., Bennett J. Sady, 501 Office Center Drive, Suite 126, Fort Washington, PA 19034-3267
cr	+ Diana Wilson, 2517 W. Sergeant St., Philadelphia, PA 19132-4137
r	+ Keller Williams Real Estate, 584 Middletown Blvd. Suite A-50, Langhorne, PA 19047-4403
md	Martin J. Weis (Mediator), Dilworth Paxson LLP, 1500 Market Street, 3500E, Philadelphia, PA 19102-2101
cr	+ Maurice Butts, 1023 West Thompson Street, Philadelphia, PA 19122-4117
cr	+ WELLS FARGO BANK, N.A., C/O POWERS, KIRN & ASSOCIATES, LLC, 8 NESHAMINY INTERPLEX DRIVE SUITE 215, TREVOSOE, PA 19053-6980
cr	+ Willie Jamar Nobels, c/o Mark Pfeiffer, Esq., Buchanan Ingersoll & Rooney PC, 50 S. 16th Street, Suite 3200 Philadelphia, PA 19102-2555

TOTAL: 10

**Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.**

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

<b>Recip ID</b>	<b>Notice Type: Email Address</b>	<b>Date/Time</b>	<b>Recipient Name and Address</b>
smg	Email/Text: megan.harper@phila.gov	Sep 21 2022 23:30:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Sep 21 2022 23:30:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	Email/Text: megan.harper@phila.gov	Sep 21 2022 23:30:00	City of Philadelphia, Law Revenue Department, c/o Pamela Elchert Thurmond, 1401 JFK Boulevard, 5th Floor, Municipal Services Bldg, Philadelphia, PA 19102
cr	Email/Text: RVSVCBICNOTICE1@state.pa.us	Sep 21 2022 23:30:00	Commonwealth of Pennsylvania, Department of Revenue, Bureau of Compliance, Dept. 280946, Harrisburg, PA 17128-0946
cr	+ Email/Text: steve@needlelawyer.com	Sep 21 2022 23:30:00	G.H. Harris Associates, Inc., c/o Stephen L. Needles, Esq., 80 North Second Street Pike, Churchville, PA 18966-1057

TOTAL: 5

## BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, \*duplicate of an address listed above, \*P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

<b>Recip ID</b>	<b>Bypass Reason</b>	<b>Name and Address</b>
intp		Natasha Rivera

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

## NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Sep 23, 2022

Signature: /s/Gustava Winters

## CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on September 21, 2022 at the address(es) listed below:

Name	Email Address
ADAM BRADLEY HALL	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION amps@manleydeas.com
ALYK L OFLAZIAN	on behalf of Creditor WELLS FARGO BANK N.A. amps@manleydeas.com
ALYK L OFLAZIAN	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION amps@manleydeas.com
AMANDA L. RAUER	on behalf of Creditor WELLS FARGO BANK N.A. Amanda.rauer@pkallc.com, chris.amann@pkallc.com;nick.bracey@pkallc.com;Samantha.gonzalez@pkallc.com;jill@pkallc.com;mary.raynor-paul@pkallc.co m;harry.reese@pkallc.com
CAROL E. MOMJIAN	on behalf of Creditor Commonwealth of Pennsylvania Department of Revenue cmomjian@attorneygeneral.gov
EDMOND M. GEORGE	on behalf of Defendant Victor H. Maia michael.vagnoni@obermayer.com;turner.falk@obermayer.com;Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com
EDMOND M. GEORGE	on behalf of Debtor Victor H. Maia michael.vagnoni@obermayer.com;turner.falk@obermayer.com;Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com
GEORGE M. CONWAY	on behalf of U.S. Trustee United States Trustee george.m.conway@usdoj.gov
HARRY B. REESE	on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com
JILL MANUEL-COUGHLIN	on behalf of Creditor WELLS FARGO BANK N.A. bankruptcy@powerskirn.com
KARINA VELTER	on behalf of Creditor PNC BANK NATIONAL ASSOCIATION kvelter@hoflawgroup.com, ckohn@hoflawgroup.com
MARK D. PFEIFFER	on behalf of 3rd Pty Defendant Anthony Patterson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Counter-Defendant Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Creditor Willie Jamar Nobels mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Creditor Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com
MARK D. PFEIFFER	on behalf of Plaintiff Willie Jamar Nobles mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

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MARK D. PFEIFFER

on behalf of Creditor Maurice Butts mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARK D. PFEIFFER

on behalf of Plaintiff Diana Wilson mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARK D. PFEIFFER

on behalf of Counter-Defendant Willie Jamar Nobles mark.pfeiffer@bipc.com donna.curcio@bipc.com;sean.kenny@bipc.com

MARTIN J. WEIS

on behalf of Mediator Martin J. Weis (Mediator) mweis@dilworthlaw.com ctomlin@dilworthlaw.com

MICHAEL D. VAGNONI

on behalf of Defendant Victor H. Maia michael.vagnoni@obermayer.com  
Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

MICHAEL D. VAGNONI

on behalf of 3rd Party Plaintiff Victor H. Maia michael.vagnoni@obermayer.com  
Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

MICHAEL D. VAGNONI

on behalf of Debtor Victor H. Maia michael.vagnoni@obermayer.com  
Lucille.acello@obermayer.com;helen.belair@obermayer.com;coleen.schmidt@obermayer.com;turner.falk@obermayer.com

PAMELA ELCHERT THURMOND

on behalf of Creditor City of Philadelphia pamela.thurmond@phila.gov edelyne.jean-baptiste@phila.gov

REBECCA ANN SOLARZ

on behalf of Creditor PNC BANK NATIONAL ASSOCIATION bkgroup@kmllawgroup.com, rsolarz@kmllawgroup.com

STEPHEN L. NEEDLES

on behalf of Creditor G.H. Harris Associates Inc. steve@needlelawyer.com

United States Trustee

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 27

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF PENNSYLVANIA**

In re:	:	
VICTOR H. MAIA,	:	Chapter 11
	:	Case No. 18-16907-AMC
Debtor.	:	
	:	
	:	

## ORDER

Motion of Victor H. Maia (the “Debtor”) for the Entry of a Final Decree and to Close the Debtor’s Chapter 11 Case, and after notice and a hearing, and this Court having determined that the estate of the above-captioned Debtor has been fully administered, and the Debtor’s Plan of Reorganization dated July 21, 2021 [[Docket No. 303](#)] and approved by order of the Bankruptcy Court dated September 15, 2021 [[Docket No. 320](#)] (the “Plan”) has been substantively consummated, it is hereby

ORDERED that the Chapter 11 Case of the above captioned Debtor is closed.

BY THE COURT:

*Ashley*

Date: September 21, 2022

The Honorable Ashely M. Chan  
United States Bankruptcy Judge